



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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CM/ACM	
Finance	<u>DN</u> ✓
DA	✓
Risk Mgt.	<u>N/A</u>
HR	<u>N/A</u>
Other	✓

STAFF REPORT

BOARD MEETING DATE: October 28, 2014

DATE: October 3, 2014

TO: Board of County Commissioners

FROM: Grace Sannazzaro, Planner, Planning and Development Division
Community Services Department
775.328.3771, gsannazzaro@washoecounty.us

THROUGH: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us

SUBJECT: Amendment of Conditions Case Number AC14-007 (Reno Christian Fellowship) – Approve Amendment of Conditions Case Number AC14-007 regarding Special Use Permit Case No. SPB6-18-84 to amend with conditions as identified in Exhibit A to the staff report, approved Special Use Permit Case Number SPB6-18-84 to increase the maximum number of children in attendance at any one time from 30 to 120; to align the Special Use Permit with the provisions of the child care license issued by Washoe County Department of Social Services to include a change of facility type from "Preschool" to "Child Daycare"; and to expand the hours of operation to 7:00 a.m. to 6:00 p.m. (Commission District 2.)

SUMMARY

Reno Christian Fellowship (RCF) is asking to amend Special Use Permit SPB6-18-84, which was approved by the Washoe County Board of County Commissioners in 1984 for the operation of a preschool at the RCF facility on Zolezzi Lane in Reno. With this amendment, RCF is requesting an increase to the maximum number of children allowed to attend the Child Daycare at any one time, an expansion in operating hours, and a change in the type of child care facility.

Washoe County Strategic Objective supported by this item: Safe, secure, and healthy communities.

PREVIOUS ACTION

July 1984 – The Washoe County Board of Adjustment recommended approval with conditions of Special Use Permit Case Number SPB6-18-84, to the Washoe County Board of County Commissioners.

August 1984 – The Washoe County Board of County Commissioners approved with conditions Special Use Permit Case Number SPB6-18-84 to operate a preschool based on the recommendation of the Board of Adjustment. The approval was based on the applicant's application which stated there would be no more than 120 children enrolled in

AGENDA ITEM # 36

the preschool; however, no more than 30 children would be attending the preschool at any given time.

November 1, 1995 – The Zoning Administrator approved Administrative Permit Case Number AP10-7-95, requesting a 15,000 square foot addition to the existing Reno Christian Fellowship facility and an additional parking area. The structural expansion included a religious training center and a baptismal area.

December 7, 1995 – The Board of Adjustment denied an appeal of Administrative Permit Case Number AP10-7-95 and upheld the decision of the Zoning Administrator to conditionally approve Administrative Permit Case Number AP10-7-95.

October 9, 2014 – The South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) voted unanimously to endorse the applicant's request being proposed in Amendment of Conditions Case No. AC14-007.

BACKGROUND

Special Use Permit SPB6-18-84 was approved in 1984 by the Washoe County Board of County Commissioners at the recommendation of the Washoe County Board of Adjustment subject to six conditions, with Condition 3 stating:

"The Board of County Commissioners reserves the right to review and revise the conditions of this approval should they determine that a subsequent license or permit issued by Washoe County violates the intent of this approval."

In October of 2013, Washoe County Department of Social Services issued a child care license under terms that differ from the intent of approval of Special Use Permit SPB6-18-84 by the Board of County Commissioners. With that said, RCF's goal is to have conditions of their existing Special Use Permit align with terms of their child care license as much as possible. Below are the items that RCF is requesting to amend, along with discussion of each of them.

1. Increase the maximum number of children allowed to attend at any one time;
2. Expand the operating hours; and
3. Change the type of child care facility to allow a wider age range of children.

- **Increase Maximum Number of Children Allowed to Attend at Any One Time**

The license issued by Social Services allows up to 81 children to attend the Child Care Center and Preschool at any one time. The Special Use Permit approved by the Board of County Commissioners states that RCF will have a maximum of 120 children enrolled in the preschool, but only 30 children will be attending at any one time. RCF is requesting the Special Use Permit be amended to allow up to 120 children to attend the Child Care Center and Preschool at any one time. Social Services has stated that the existing Child Care Center and Preschool meets their requirements for 120 children to attend at any one time, except that RCF will need to install a couple more toilets. Social Services will monitor the Child Care Center and Preschool to ensure that more toilets are installed before they license RCF to have a maximum attendance of 120 children.

- **Expand the Operating Hours**

RCF is requesting the Special Use Permit be amended to allow the same hours of operation as allowed by their child care license issued by Social Services, which is 7:00 a.m. to 6:00 p.m., Monday through Friday. The Special Use Permit was approved based on the applicant identifying the operating hours as 8:30 a.m. to 4:00 p.m., Monday through Friday.

- Change Type of Child Care Facility which includes a Wider Age Range of Children

Social Services has licensed RCF to operate a “*Child Care Center and Preschool*,” which includes children from three years to eight years of age, rather than simply a “*Preschool*” as approved in the Special Use Permit. Their license allows RCF to care for older children up to eight years old during school break periods, which include Fall break, Thanksgiving break, Winter break, Spring break, and Summer vacation. Therefore, RCF is requesting that the Special Use Permit amend the type of child care facility so that they may continue to care for children up to eight years of age during school break periods. The term, “*Child Care Center and Preschool*” does not exist in the Development Code; however, Section 110.304.20 *Civic Use Types* (b) (3) of the Washoe County Development Code offers an equivalent definition, “*Child Daycare*,” which does not specify preschool age children, and is defined as non-medical supervisory care to any number of children.

- Staff Suggests Removal of Existing Conditions #2 and #6

In reviewing the Special Use Permit, staff suggests removal of the following two existing conditions. Construction was completed years ago and the child care facility has been operating since 1984 without any complaints on record.

2. Completion of construction within two years from the date of approval by the Board of County Commissioners;
6. Review in two years.

REVIEWING AGENCIES

This Amendment of Conditions application was sent to reviewing agencies including Washoe County Building and Safety, Washoe County Traffic Engineer, Washoe County Emergency Medical Services, Washoe County Social Services Truckee Meadows Fire Protection District, and Regional Transportation Commission. None of these agencies are requesting conditions.

While Washoe County Vector-Borne Diseases Division was not included as a Reviewing Agency for the subject application, they have submitted a new condition requesting that existing private catch basins be upgraded to current standards.

Staff has not included the Vector-Borne Diseases condition in the recommendation. However, if the Board should choose to include this condition as a new condition, staff will modify the Conditions of Approval based on the Board’s approval.

FISCAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve Amendment of Conditions Case Number AC14-007 regarding Special Use Permit Case No. SPB6-18-84 to amend with conditions as identified in Exhibit A to the staff report, approved Special Use Permit Case Number SPB6-18-84 to increase the maximum number of children in attendance at any one time from 30 to 120; to align the Special Use Permit with the provisions of the child care license issued by Washoe County Department of Social Services to include a change of facility type from “*Preschool*” to “*Child Daycare*”; and to expand the hours of operation to 7:00 a.m. to 6:00 p.m.

POSSIBLE MOTION

“Move to approve Amendment of Conditions Case Number AC14-007 regarding Special Use Permit Case No. SPB6-18-84 to amend with conditions as identified in Exhibit A to the staff report, approved Special Use Permit Case Number SPB6-18-84 to increase the maximum number of children in attendance at any one time from 30 to 120; to align the Special Use Permit with the provisions of the child care license issued by Washoe County Department of Social Services to include a change of facility type from “*Preschool*” to “*Child Daycare*”; and to expand the hours of operation to 7:00 a.m. to 6:00 p.m..”

The approval is based on the following findings from Washoe County Development Code, Article 810, *Special Use Permits*, Section 110.810.30.

- a. Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- b. Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c. Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
- d. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Exhibits:

- A. Recommended Conditions of Approval
- B. Conditions of Approval from 1984
- C. Reviewing Agencies Comments/Conditions
- D. Special Use Permit SPB6-18-84
- E. License #946 Issued By Washoe County Department of Social Services
- F. South Truckee Meadows/Washoe Valley Citizen Advisory Board Memo

xc: Applicant/Property Owner: Reno Christian Fellowship, LLC, Attn: Brad Chinn,
1700 Zolezzi Lane, Reno, NV 89511

Consultant: Monte Vista Consulting, Attn: Michael Vicks, 2408 Valencia Way,
Sparks, NV 89434

Consultant: K2 Engineering & Structural Design, Attn: Jared Krupa, 3100 Mill
Street, Suite 107, Reno, NV 89502

EXHIBIT A



Amended Conditions of Approval

Board of County Commissioners Meeting: October 28, 2014

RE: Special Use Permit Case No. SPB6-18-84 (Reno Christian Fellowship)

Washoe County Planning and Development, Planning and Development Division

1. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. The applicant shall have a maximum of 120 children in attendance at any one time at their Child Daycare facility located on Zolezzi Lane in Reno. Prior to increasing the number of children in attendance, the applicant shall comply with all applicable regulations and requirements of the Washoe County Department of Social Services.
- b. Operating hours of the Child Daycare facility shall be Monday through Friday, 7:00 a.m. to 6:00 p.m.
- c. The applicant is authorized to operate a "Child Daycare" as defined in Washoe County Development Code, Article 304 *Civic Use Types*, Section 110.304.20 (b) (3).
- d. Conformance to plans approved as a part of the Special Use Permit.
- e. The Board of County Commissioners reserves the right to review and revise the conditions of this approval should they determine that a subsequent license or permit issued by Washoe County violates the intent of this approval.
- f. If water rights and/or water and sewer facilities are required, said rights and facilities shall be dedicated to Washoe County pursuant to Ordinance 586.
- g. Compliance with all applicable rules, regulations, and requirements of the District Health Department.

***** End of Amended Conditions *****

There being no appeals filed, upon recommendation of the Board of Adjustment, on motion by Commissioner McDowell, seconded by Commissioner Ritter, which motion duly carried, it was ordered that Special Use Permit Case No. SPB6-18-84 be issued to Reno Christian Fellowship to allow a preschool in an existing church facility in an A-2 (Second Agricultural) zone, located in a portion of Section 24, T18N, R19E, M.D.B.&M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada, subject to the following 6 conditions:

1. Conformance to plans approved as a part of the special use permit;
2. Completion of construction within two years from the date of approval by the Board of County Commissioners;
3. The Board of County Commissioners reserves the right to review and revise the conditions of this approval should they determine that a subsequent license or permit issued by Washoe County violates the intent of this approval;
4. If water rights and/or water and sewer facilities are required, said rights and facilities shall be dedicated to Washoe County pursuant to Ordinance 586;
5. Compliance with all applicable rules, regulations and requirements of the District Health Department
6. Review in two years.

From: Lawson, Clara
Sent: Wednesday, September 10, 2014 9:16 AM
To: Sannazzaro, Grace
Subject: AC14-007

I don't have any conditions for this project. Their impact has already been addressed.

1. **Amendment of Conditions Case Number AC14-007 (Reno Christian Fellowship, Inc.)** – To amend approved Special Use Permit Case Number SPB6-18-84 to allow a maximum of 120 children to attend the existing preschool at one time, rather than a maximum of 30 children to attend the existing preschool at one time. The preschool is authorized to have a maximum enrollment of 120 children.



Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | Engineering & Capital Projects Division

clawson@washoecounty.us | o 775-328-3603 | 1001 E. Ninth St., Reno NV 89520

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REGIONAL TRANSPORTATION COMMISSION

Public Transportation Streets and Highways Planning

September 15, 2014

FR: Chrono/PL 183-14

Ms. Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520

**RE: AC14-007 (Reno Christian Fellowship, Inc.)
 PM14-006 (O'Donnell Family Trust)**

Dear Grace,

We have reviewed the above applications and have no comments.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debra Goodwin', written in a cursive style.

Debra Goodwin
Planning Administrator

DG/jm

Copies: Bill Whitney, Washoe County Community Services Department
 Marchon Miller, Regional Transportation Commission
 Tina Wu, Regional Transportation Commission

/Washoe County no comment 0914



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Grace Sannazzaro
1001 E. Ninth Street
Reno, NV 89512

Dear Grace,

After having reviewed the amendment for special use permit (SPB-6-18-84) from Reno Christian Fellowship (AC14-007), please be advised of the following.

1. Any existing private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
2. Within 30 days from approval of the amendment the applicant is required to have the catch basin design completed and inspected prior to our sign off on the project. Please call our office at 785-4599 to provide the design standard and details for the catch basin insert.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division

Cc: Jeppson

SPB6-18-84
Reno Christian Fellowship

PLEASE PRINT (IN INK OR TYPE)

APPLICATION SUMMARY

FOR OFFICE USE

Case No. _____

APPLICANT: Please check box to whom we should contact for this application other than owner.

☐ APPLICANT

Name Reno Christian Fellowship
Address 1700 West Zolezzi Lane
Reno, Nevada Zip 89511
Phone (Work) 853-4234 (Home) _____

☐ PROPERTY OWNER (If different from applicant)

Name _____
Address _____
Zip _____
Phone (Work) _____ (Home) _____

APPLICANT'S RELATIONSHIP TO OWNER:

☐ Lessee ☐ Optionee ☐ Agent
(Please attach Notarized Affidavit by Owner authorizing you to make application.)

☐ PERSON OR FIRM PREPARING PLANS

Name _____
Address _____
Zip _____
Phone (Work) _____

☒ OTHER PERSON TO BE CONTACTED

Name Brian L. Hall
Address P.O. Box 2995
Reno, Nevada Zip 89505
Phone (Work) 329-4676 (Home) 853-5225

APPLICATION CATEGORY: (Please complete the category for application(s) made at this time.)

1. ZONE CHANGE

From Zoning District _____ to _____

3. MAJOR PROJECT REVIEW

Category:

- ☐ 80+ Multiple Dwelling Units
☐ Gaming ☐ 40,000 sq. ft.
☐ Manuf./Processing Facility
☐ 10,000+ Gallons Sewage

2. SUBDIVISION

No. of Lots _____ Gross Acreage _____
Zoning _____ Average Lot Size _____

Category:

- ☐ Standard Lots
☐ Cluster
☐ Condominiums

D. PARCEL MAP

No. of Lots _____ Gross Acreage _____
Zoning _____ Average Lot Size _____

E. DIVISION OF LAND MAP

No. of Lots _____ Gross Acreage _____
Zoning _____ Average Lot Size _____

F. SPECIAL USE PERMIT

Zoning A2
Request for Preschool

G. VARIANCE

Category:

- ☐ Setback ☐ Height
☐ Lot Size ☐ Parking
☐ Detached accessory bldg in front yard.

H. ADMINISTRATIVE WAIVER

Category:

- ☐ Setback ☐ Lot Size
☐ Parking

I. ABANDONMENT

☐

LOCATION OF SUBJECT PROPERTY

Street Address 1700 West Zolezzi Lane
Reno, Nevada 89511

Township _____ N, Range _____ E, Section _____

Parcel No.(s) 45-593-09

Subdiv. _____ Lot _____ Block _____

If the property cannot be identified through a Subdivision, Lot and Block No., attach a legal description to the Summary.

APPLICANT'S AFFIDAVIT

Reno Christian Fellowship

NAME By: Brian L. Hall
(Please Print)

(Signature)

Subscribed and sworn before me this 11th day
of June, 1984.Mary L. Williams
Notary Public in and for the State of Nevada

STATEMENT OF NON-COMMITMENT

Applicants are hereby advised that no assurance or guarantee can be given by members of the Regional Planning Commission or Board of Adjustment.
I have read and understand the above statement.

RAPA



For Office Use
Only
Case No. _____

SPECIAL USE PERMIT APPLICATION

1. Describe what the special use permit is for (please describe as fully as possible): see attached
2. Why will the granting of this special use permit not be harmful to surrounding property owners? the opening of a small Christian preschool shall not have any effect of any kind to surrounding property owners. There will be no noise nor will there be any appreciable increase in traffic
3. A) Are there physical limitations to the property, i.e. severe slopes, drainage ways, poor soils, flood prone, landslide prone, earthquake prone, etc? No
 B) If the answer to A is yes, describe the limitation and the estimated percentage of property it affects. (Please show approximate location(s) on site plan.) No answer required
 C) If the answer to A is yes, what measures will be taken to limit or eliminate the problems associated with the physical limitation(s)? No answer required
4. A) What type of street accesses the property, i.e. a street with heavy traffic or light traffic? Two lane street with moderate traffic
 B) If it is a heavily traveled street, does it have heavy traffic consistently, or only during certain hours of the day? No answer required
 C) Does a bus route pass by or near the property and if so, what is the nearest marked bus stop? No
5. If applicable, how many parking spaces are available, or will be provided? (Please show location on site plan.)
 on-site _____
 off-site _____
6. What type of landscaping is proposed, i.e. shrubs, fencing, painting scheme? (Please show approximate location of fences, shrubs, etc. on site plan.) Building has existing landscaping. Attached plat will show where the playground area is to be located.

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7. If applicable, what type of signs and lighting will be provided? (Please show approximate location of signs and lights on site plan. Also, show on a separate sheet a rendition of each sign: height, width, message materials. Also, lighting intensity should be expressed in milliamps.)
No additional lighting.
8. Are there any deed restrictions that condition or prevent the use of this property as proposed? If so, attach a copy of the pertinent sections of the deed restrictions.
No deed restrictions.

REQUIREMENTS OF THE APPLICATION

- 1) A completed "application summary" and application with the signature notarized.
- 2) Nine (9) photo-copies plus the original of the "application summary" for a total of ten (10), and nine (9) photo copies plus the original of the "application" for a total of ten (10) must be submitted.
- 3) Ten (10) copies of a complete site plan and structural elevations must be submitted (including at least one site plan 8 1/2" x 11").

Site plan specifications are as follows:

- A) Lot size with dimensions drawn to scale showing all streets and ingress/egress to the property.
 - B) Show all structures presently located or proposed on the parcel with their distances from the property lines and from each other.
 - C) Show locations of parking (including stall length and width), landscaping, signage and lighting, (including milliamps of lighting).
 - D) If applicable, on separate sheet, show sign size, message, lighting, and material.
4. All plans are to be folded to an 8 1/2" x 11" size. Applications and supporting data are to collated into ten (10) separate packets.
 5. A check or money order in the correct amount made out to Washoe County is to accompany the application (see enclosed fee schedule).
 6. For further information or assistance, please call 785-4043.

NOTE: Submittal date for all applications is the 10th of each month.

THERE ARE NO EXCEPTIONS TO THE ABOVE REQUIREMENTS

This is an application for a Special Use Permit which will authorize a small preschool being operated in the existing facilities of Reno Christian Fellowship located at 1700 West Zolezzi Lane, Reno, Washoe County, Nevada. The existing facilities are new, the building having been completed in November of 1982. It is anticipated there will be approximately 120 children attending the preschool; however, there will not be more than approximately 30 children at the school at any one time as there will be different sessions during the week. The preschool will operate Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m. All classes will be held within the existing facility, a new playground area will be provided and it is delineated on the attached site plan.

There will be no appreciable increase in traffic. The existing facility was designed and built with the intention of the facility being used for dayschool activities.

The preschool should really be a benefit to the area, the applicant can think of no reason why it would be a detriment.



OFFICE OF THE WASHOE COUNTY CLERK

COUNTY COURTHOUSE, VIRGINIA AND COURT STS.
P. O. BOX 11130, RENO, NEVADA 89520
PHONE (702) 785-6180

JUDI BAILEY
County Clerk

August 20, 1984

Reno Christian Fellowship
1700 West Zolezzi Lane
Reno, NV 89511

Dear Applicant:

I, Judi Bailey, County Clerk and Clerk of the Board of County Commissioners, Washoe County, Nevada, do hereby certify that at a regular meeting of the Board held on August 14, 1984, the following order was issued:

84-933 SPECIAL USE PERMIT CASE NO. SPB6-18-84 - RENO
CHRISTIAN FELLOWSHIP

The County Manager advised that the applicant has been notified by certified mail of the time set to consider Special Use Permit Case No. SPB6-18-84.

There being no appeals filed, upon recommendation of the Board of Adjustment, on motion by Commissioner McDowell, seconded by Commissioner Ritter, which motion duly carried, it was ordered that Special Use Permit Case No. SPB6-18-84 be issued to Reno Christian Fellowship to allow a preschool in an existing church facility in an A-2 (Second Agricultural) zone, located in a portion of Section 24, T18N, R19E, M.D.B.&M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada, subject to the following 6 conditions:

1. Conformance to plans approved as a part of the special use permit;
2. Completion of construction within two years from the date of approval by the Board of County Commissioners;
3. The Board of County Commissioners reserves the right to review and revise the conditions of this approval should they determine that a subsequent license or permit issued by Washoe County violates the intent of this approval;
4. If water rights and/or water and sewer facilities are required, said rights and facilities shall be dedicated to Washoe County pursuant to Ordinance 586;

RECEIVED

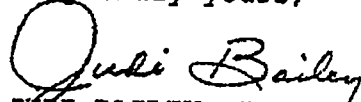
SEP 4 1984

WASHOE COUNTY
SOCIAL SERVICES DEPT.

August 20, 1984
84-933
Page 2

5. Compliance with all applicable rules, regulations and requirements of the District Health Department;
6. Review in two years.

Very truly yours,


JUDI BAILEY, County Clerk
and Clerk of the Board
of County Commissioners,
Washoe County, Reno, Nevada

pr

cc: Planning, Public Works, Building, Engineer,
Environmental Health

N.B. A copy of this letter should be attached to your plans when you apply for a building permit.

25. A. (2). (h) V6-46-83--Mike Heiman.

Consider the recommendation of the Board of Adjustment to approve, subject to the original conditions, a one-year extension until August 9, 1985, to Mike Heiman to reduce the required front yard setback from 30' to 15' in the construction of a single-family residence and attached garage in an E-1 (First Estates) zone on Lot 24, Block E, Ponderosa Subdivision No. 4, being 581 Knotty Pine Drive, Incline Village, Washoe County, Nevada.

B. Special Use Permit Cases.

(1) SPB6-17-84--Robert Togliatti.

Consider the recommendation of the Board of Adjustment to grant, subject to conditions, Special Use Permit Case No. SPB6-17-84 to Robert Togliatti to construct an addition to an existing commercial building in a C-1 (Limited Commercial) zone located in a portion of Section 4, T17N, R20E, M.D.B. &M., being 16960 S. Virginia Street, Southeast Truckee Meadows Planning Area, Washoe County, Nevada.

(2) SPB6-18-84--Reno Christian Fellowship.

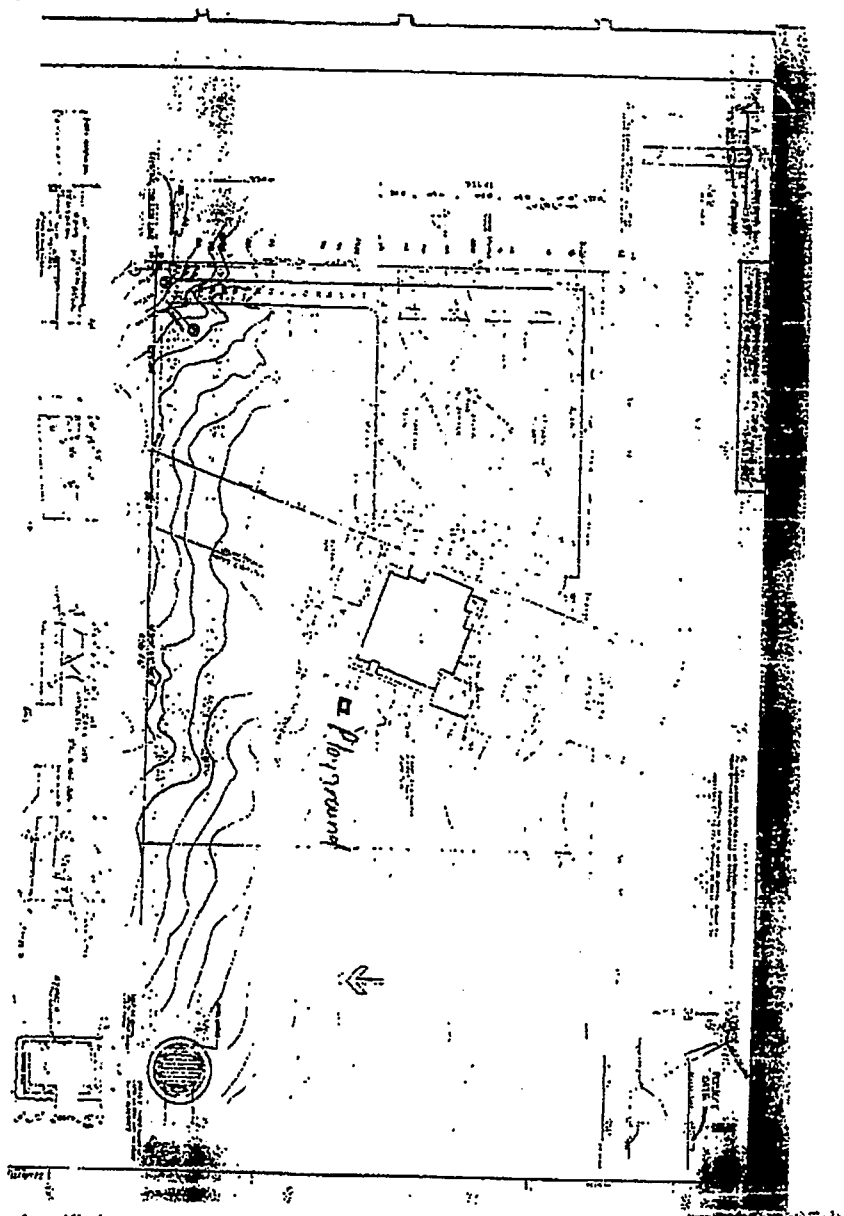
Consider the recommendation of the Board of Adjustment to grant, subject to conditions, Special Use Permit Case No. SPB6-18-84 to Reno Christian Fellowship to allow a pre-school in an existing church facility in an A-2 (Second Agricultural) zone, located in a portion of Section 24, T18N, R19E, M.D.B. &M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada.

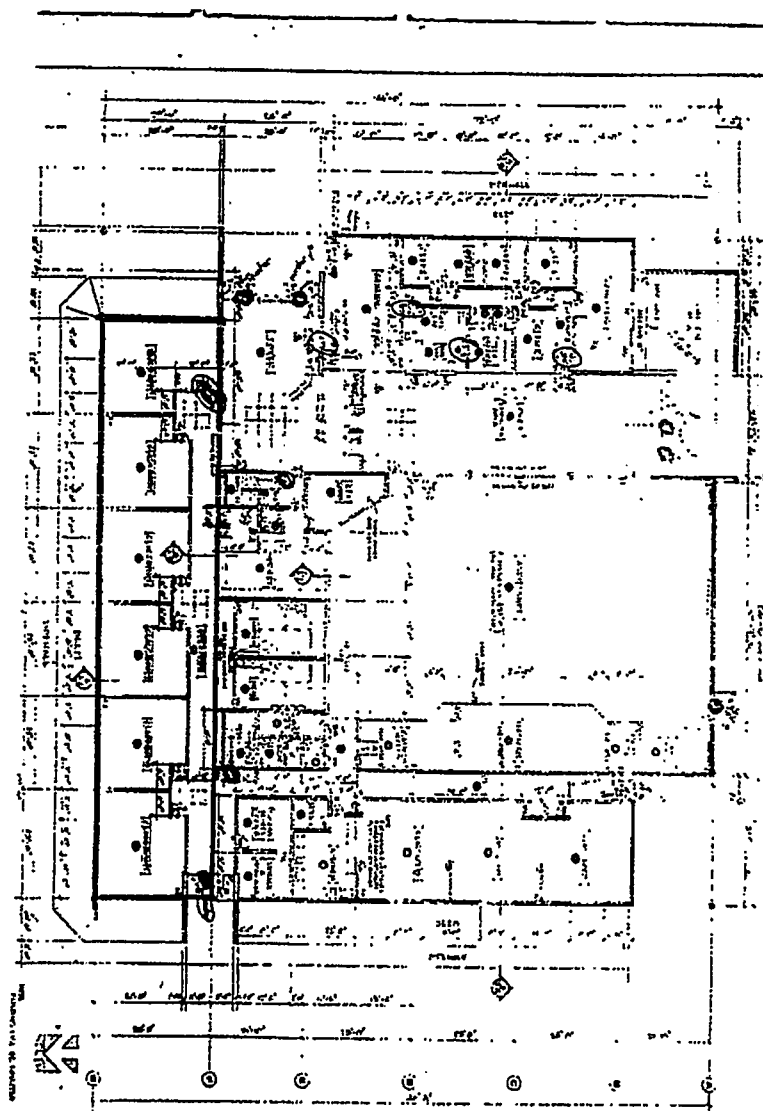
(3) SPB6-19-84--Lucille Petersen.

Consider the recommendation of the Board of Adjustment to grant, subject to conditions, Special Use Permit Case No. SPB6-19-84 to Lucille Petersen to construct a 1720 gallon water storage tank in a C-2 (General Commercial) zone, located in a portion of Section 17, T19N, R18E, M.D.B. &M., being 1705 South Verdi Road, Verdi Planning Area, Washoe County, Nevada.

C. Variance Cases.

(1) V6-17-84--Nettie Weatherly.





ELDERS &
John Akers
Education
Dennis Ca
Physical
John Collier
John Elche
Singles P
Brian Hall
Prison M
Leon Har
Officer H
Lennie Hol
Sec. Treas
Stuart Him
Senior C
Franklin Lee
Fireman
Director
Scott Parks
Youth P
Harold Ro
Gundberg
Superior
Kenneth Shaw
Affairs
Chuck Van
Director
Don White
Music P
Richard Wil



reno christian fellowship

1700 W. ZOLEZZI LANE, RENO, NV 89511 (702) 853-4234



ELDERS & STAFF

John Akers
Education Pastor
Dennis Cakahan
Physical Needs
John Collett
John Eichert
Singles Pastor
Brian Hall
Prison Ministry
Jean Harp
Office Manager
Jamie Holmes
Sec. Treasurer
Stuart Hunter
Senior Pastor
Frankie Jensen
Pre-School
Director
Scott Parker
Youth Pastor
Harold Reed
Building
Supervisor
Kenneth Sharenbrock
Affiliations
Chuck Venn
Deacon Pastor
Dan Whittemore
Music Pastor
Edwin Wilkin

April 30, 1986

Judi Bailey
County Clerk
Washoe County
P.O. Box 11130
Reno, Nevada 89520

Dear Judi,

This letter is to let you know that we have met all the requirements mentioned in your letter of April 20, 1986. The pre-school is now running and has been in operation since September 1984. We have received our license from the Washoe County Social Services.

If you have any further questions, please do not hesitate to call.

Sincerely in Christ,

Frankie Jensen

Frankie Jensen
R.C.F. Pre-School Director
Reno Christian Fellowship

FJ/jh



JUDI
Coun

BOARD OF ADJUSTMENT
WASHOE COUNTY, NEVADA

ADDRESS COMMUNICATIONS TO:
POST OFFICE BOX 1331
RENO, NEVADA
89504 - 1331
Phone: 786-4048

MEMORANDUM

TO: John A. MacIntyre, County Manager
FROM: Current Planning Division
RE: Special Use Permit Case No. SPB6-18-84
(Applicant: Reno Christian Fellowship/45-593-09)
DATE: July 25, 1984

RECOMMENDATION:

After careful consideration and following a public hearing on July 19, 1984, the Washoe County Board of Adjustment recommended approval of the above-referenced case, subject to the following conditions:

- (1) Conformance to plans approved as a part of the special use permit;
- (2) Completion of construction within 2 years from the date of approval by the County Commissioners;
- (3) The Board of County Commissioners reserves the right to review and revise the conditions of this approval should they determine that a subsequent license or permit issued by Washoe County violates the intent of this approval;
- (4) If water rights and/or water and sewer facilities are required, said rights and facilities shall be dedicated to Washoe County pursuant to Ordinance 586;
- (5) Compliance with all applicable rules, regulations and requirements of the District Health Department;
- (6) Review in two years.

BACKGROUND:

This special use permit is a request to allow a pre-school in an existing church facility in an A-2 (Second Agricultural) zone,

Page 2 - July 25, 1984

located in a portion of Section 24, T16N, R19E, M.D.B. & M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada.

Brian Hall, representing the applicant, was present at the public hearing. It is anticipated approximately 120 children will be attending the preschool, with approximately 30 children at any one session. The hours of operation are Monday through Friday, 8:30 a.m. to 4:30 p.m. All classes will be held within the existing facility and a playground area will ultimately be provided. Mr. Hall stated the church does not agree to the condition suggested by the County Engineer (see agency comments).

One person appeared to speak in favor of the request. The following agencies transmitted letters with comments regarding this case: County Engineer requested a pro-rata contribution of \$6500 for the improvement of Zolezzi Lane. The amount was determined by the percentage of increase in daily traffic trips that are anticipated with this request. District Health Department recommended approval subject to compliance with its rules, regulations and requirements. The Board wanted it noted that it believed the requirement from the County Engineer was inequitable for the requested use and therefore elected to delete the conditions from the approval.

FINDINGS:

The Board of Adjustment based its recommendation on the following finding: There is a need for this type of facility in this area.

VOTING FOR APPROVAL:

Parsons, Segale, Whitmore

The applicant, by copy of this letter is hereby advised that the decision of the Board of Adjustment may be appealed within ten (10) days after this letter has been stamped received in the office of the County Clerk. If no appeal is filed, the Clerk will schedule the recommendation of this Board for consideration by the Board of County Commissioners. Information regarding scheduling and appeals to the Board of County Commissioners may be obtained from the County Clerk (785-6180).

LSR/ms

Encls: 2 Letters; Map; Application; Plan.

cc: County Clerk; Rusty Nash, Deputy D.A.; District Health Department; County Building Department; County Engineer; Reno Christian Fellowship, 1700 W. Zolezzi Lane, Reno, NV 89511; Brian Hall, P.O. Box 2995, Reno, NV 89505.

Regional Transportation Commission

Gene McDowell, Chairman
Dave Howard, Vice Chairman

Dick Ritter
Dick Scott
Orin Alexander

Jerry L. Hall, P.E., Executive Director
Frederick D. Murray, Transit Manager

July 18, 1984

Leslie Roylance
Washoe County Board of Adjustment
Post Office Box 1331
Reno, Nevada 89504-1331

Dear Leslie:

Regional Transportation Commission staff have reviewed projects scheduled for the July 1984 meeting of the Washoe County Board of Adjustment and have no comment on the following projects:

- DS-17-84 (Weatherly)
- VS-18-84 (Klepps)
- SPBS-17-84 (Togliatti)
- SPBS-18-84 (Reno Christian Fellowship)
- SPBS-19-84 (Petersen)
- SPBS-19-84 (Hanev-Clark)

Thank you for the opportunity to review these cases.

Sincerely,



THOMAS F. BRINKMAN
Transportation Planner
TFB/jk

cc: Gene McDowell, Chairman
Dick Ritter, Commissioner
Charlie Collins, NDOT



RTC/Citifare

2050 Villanova Drive • 702-323-2800
Mailing Address: P.O. Box 30002 • Reno, Nevada 89520



DISTRICT HEALTH DEPARTMENT

July 12, 1984

Robert N. Young
Executive Director
Board of Adjustments
P.O. Box 1286
Reno, Nevada 89504

ATTN: Leslie Roylance

RE: SPB6-18-84
(Reno Christian Fellowship)
SPB6-19-84
(Petersen)
SPB6-20-84
(Haney-Clark)

Gentlemen:

This Division has reviewed the referenced proposals with regard to sewage disposal, domestic water supply, solid waste, vector control, water quality and air pollution. We have no comments and no special conditions regarding these proposals.

This Division recommends approval of the referenced proposals with the condition that they comply with all rules, regulations and requirements of the District Health Department.

Sincerely,

DAVID J. MINEDEW
Director, Environmental Health Services

By

John R. Conrady
JOHN R. CONRADY, P.E.
Public Health Engineer

JRC:kq
cc: Reno Christian Fellowship
Lucille Petersen
Rhonda Haney-Clark

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (702) 785-4290

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

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WASHOE COUNTY
"To Protect and To Serve"

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
DOUGLAS W. HOPKINS, COUNTY ENGINEER

July 16, 1984

1201 MILL STREET
POST OFFICE BOX 11136
RENO, NEVADA 89520
PHONE: (702) 785-4281

TO: Board of Adjustment
FROM: Douglas W. Hopkins
SUBJECT: SPB6-18-84
APH 45-593-09
Reno Christian Fellowship - Preschool

This office has reviewed the subject application.

The existing narrow constriction of Zolezzi Lane west of Japson Lane is of concern in that any extra traffic generated creates a greater need to correct it. This project will generate an estimated increase of 60 vehicle trips per day (ADT = 60) and that represents about a 2.6% increase over the existing Average Daily Traffic count. Since the estimate for improving the constriction is about \$250,000 a pro-rated share of this cost for the extra traffic generated would be \$6,500. This premise is already being applied to the next subdivision planned off Zolezzi Lane.

Therefore, it is recommended that the application be conditionally approved as follows:

The applicant shall provide the sum of \$6,500 cash to represent a shared responsibility in making certain safety improvements to Zolezzi Lane.


DOUGLAS W. HOPKINS

DWH/cs
cc: Floyd Vice

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

July 5, 1984
District II

P.O. Box 930
Reno, NV 89504

Washoe County Board of Adjustment
P.O. Box 1331
Reno, Nevada 89504-1331

Attn: Leslie Roylance

Dear Ms. Roylance:

We have reviewed the following applications and we have no comments.

Variance Case No. V6-17-84 (Wetherly) waive front yard setback at 690 East 4th Avenue, Sun Valley.

Variance Case No. V6-18-84 (Klepps) waive front yard setback at 13020 Thomas Creek Road.

Special Use Permit Case No. SPB6-18-84 (Reno Christian Fellowship) operate pre-school in existing church facility at 1200 West Zolezzi Lane.

Thank you for giving us the opportunity to review these items.

Sincerely,

Ken Davis
District Engineer

KJD/CHC/rt

cc: Dennis Barry
Bruce Arkell, R.T.C.

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DATE: July 5, 1984

Reno Christian Fellowship
1700 W. Zolezzi Lane
Reno, NV 89511

RE: Special Use Permit Case No. SPB6-18-84

Dear Applicant:

A public hearing concerning your application for a special use permit will be held in the Administration Building, 1205 Hill Street, Reno, Nevada, on July 19, 1984, at 1:40 p.m., or as soon thereafter as may be practicable. Please plan to be present at this hearing.

This application for a special use permit requests permission to allow a pre-school in an existing church facility in an A-2 (Second Agricultural) zone, located in a portion of Section 24, T18N, R19E, M.D.B. & M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada.

DATL:

RE:

Dear

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Dear Applicant:

RE: Special Use Permit Case No. SPB6-18-84

Reno Christian Fellowship
1700 W. Zolezzi Lane
Reno, NV 89511

DATE: July 5, 1984

DATE: July 5, 1984

RE: Special Use Permit Case No. SP86-18-84

Dear Property Owner:

You are hereby notified that an application for a special use permit has been filed with the Washoe County Board of Adjustment.

This application for a special use permit requests permission to allow a pre-school in an existing church facility in an A-2 (Second Agricultural) zone, located in a portion of Section 24, T18N, R19E, M.D.B. & M., being 1700 West Zolezzi Lane, Southwest Truckee Meadows Planning Area, Washoe County, Nevada.

A public hearing will be held in the Administration Building, 1205 Hill Street, Reno, Nevada, on July 19, 1984, at 1:40 p.m., or as soon thereafter as may be practicable. As an owner of property in the vicinity, you are hereby invited to present testimony relative to this application.

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A public hearing
Dear Applicant:
RE: Special
Reno Christian F
1700 W. Zolezzi
Reno, NV 89511
DATE: July 5,

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A public hearing will be held in the Administration Building, 1205 Hill Street, Reno, Nevada, on July 19, 1984, at 1:40 p.m., or as soon thereafter as may be practicable. As an owner of property in the vicinity, you are hereby invited to present testimony relative to this application.

RE: Special Use Permit Case No. SP86-18-84

DATE: July 5, 1984

Washoe County Department Of Social Services
Hereby issues LICENSE No. 946

RENO CHRISTIAN FELLOWSHIP PRESCHOOL

Director: PAMELA GILLIGAN
Preschool Director: PAMELA GILLIGAN
Owner: RENO CHRISTIAN FELLOWSHIP
to conduct A CHILD CARE FACILITY

at
1700 WEST ZOLEZZI LANE, RENO, NEVADA 89511

Pursuant to Washoe County Code Chapter 45 the Washoe County Department of Social Services is designated as a single licensing and supervising agency of all Child Care Facilities.

This license authorizes the care of children within these limitations only:

Number of Children: EIGHTY-ONE (81) Ages: 3 TO 8 YEARS

Type of Facility: CHILD CARE CENTER AND PRESCHOOL

Hours of Operation: 7:00A.M. - 6:00P.M.

Days of Operation: MONDAY - FRIDAY

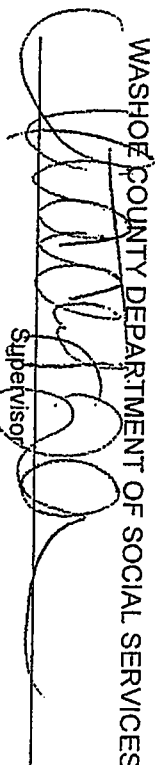
Other Limitations:

CHILDREN MUST BE ESCORTED TO BATHROOM. THE FELLOWSHIP HALL AND THE DOG HOUSE APPROVED FOR LARGE MOTOR ACTIVITIES. REGULAR LICENSE PENDING WASHOE COUNTY ZONING APPROVAL.

Violation of License Provisions shall be grounds for a revocation or suspension of License by Washoe County Department of Social Services.

Date Issued: OCTOBER 16, 2013
Date Amended: AUGUST 11, 2014
Date Expires: OCTOBER 17, 2014

WASHOE COUNTY DEPARTMENT OF SOCIAL SERVICES


Supervisor

This license is for above person and address only and is not transferable.



South Truckee Meadows/Washoe Valley Citizen Advisory Board

MEMORANDUM

To: Grace Sannazzaro, Staff Representative
From: Misty Moga, Administrative Recorder
Re: Amendment of Conditions Case number AC14-007 (Reno Christian Fellowship)
Date: October 9, 2014

The following is a portion of the draft minutes of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held October 9, 2014

9A. Amendment of Conditions Case number AC14-007 (Reno Christian Fellowship)

Brad Chinn, pastor administration, said the church preschool has been operating since 1984. Use permit in 1984, 30 children at one time, imposed by RCF. Since 1984, the preschool has grown. We are in good standing with social services, no violations or complaints, and in compliant with all codes. We want to amend the current permit from 1984.

Kathie Roberts asked about how many kids served. Brad said they currently serve 81 children. Pat Phillips asked about licensing required. Brad Chinn said no additional licenses.

Comments and concerns:

- Cindy Tippery said she is a neighbor of the church. She said she was concerned for noise and traffic. Brad Chinn said the original use was for 120 kids, but they have a license for 81. Brad Chinn said they are requesting a change in operating hours. He clarified 120 kids was already approved in 1984. Brad said its child care facility now since the County code calls it child care. Brad said they are requesting to do what they are currently already doing, and this is an amendment. Brad said theoretically, they could add more kids, but won't. Pam Gilligan, director of preschool, said nothing is going to change; it will all be the same. Pat Phillips reiterated the changes.
- Jared Krupa said he works with the company on this project. He said this is merely housekeeping. He said everything is still in compliance with zoning, etc. Now they are changing the name of use from preschool to day care. They are allowed 120 with zoning; however, they are capped at 81. They could handle more.
- Maureen Collins asked what the current operating hours are. Brad said they are currently 8:30am-4pm.
- Washoe County Planner, Grace Sannazzaro is working on this project. She compared their application with license. She said she suggested the hours of operations. She said not having another bathroom is what is preventing them having 120 kids. She said the social services code and Washoe County development code there isn't a term 'preschool' in our definitions. Day care allows a non-residential facility for non-medical issues at any age. She said they had to change terminology to meet needs of social services. They have kids older than preschool age, so they had to change the name. Requires a special use permits to match with license.
- Pat Phillips asked about results when they issued a notice to neighbors. Grace said it's not required by law, it was a courtesy; they met NRS statute. This case will go to Board of County Commissioner, with a 10 day notice made before public hearing.
- Brad Stanley asked about traffic. He asked if they looked at traffic patterns or any foreseen concerns with special use and hours of operation. Grace said traffic engineer, Clara Lawson said there are no concerns.
- Eric Sheets said with regards to traffic, how many people come Sunday and child care. Brad Chinn said 9am-11am Sunday service, there is 600-700 people, 200-300 cars; day care has 100 people, twice a day. The majority of kids leave at 1pm. Eric said he recommends that they connect with your neighbors.
- Grace said the meeting is at 6pm on October 28th at the Board of County Commissioners. She invited everyone to come and speak about this proposal. Please email grace and she will make sure the commissioners your comments and concerns. She said she is recommending this case with conditions.
- Pat Phillips asked what is on the West side. Brad Chinn said there are no homes; they own the land with sage brush and solar panel system. Pat asked about another entrance away from the homes. Brad said people who come are on the north side, not near the homes. There is only one way in, and no other way.

MOTION: Tom Daly made a motion to endorse what the applicant proposed; Brad Stanley seconds the motion. The motion carried unanimously.

cc: Patricia Phillips, Chair
David Humke, Commissioner

Al Rogers, Constituent Services
Sarah Tone, Constituent Services